102.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,020,400 / 1,020,400
					USE VALUE:	1,020,400 / 1,020,400
					ASSESSED:	1,020,400 / 1,020,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OPPENHEIM JUSTINE R
Owner 2:	MAHONEY DENNIS J
Owner 3:	
Street 1:	21 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OPPENHEIM JUSTINE R -
Owner 2:	-
Street 1:	21 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	592,000		428,400	1,020,400
Total Card	0.147	592,000		428,400	1,020,400
Total Parcel	0.147	592,000		428,400	1,020,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.65 /Parcel: 443.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 65690

GIS Ref

GIS Ref

Insp Date 10/31/18

!8146!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 102.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	592,000	0	6,400.	428,400	1,020,400		Year end	12/23/2021
2021	101	FV	575,100	0	6,400.	428,400	1,003,500		Year End Roll	12/10/2020
2020	101	FV	575,100	0	6,400.	428,400	1,003,500	1,003,500	Year End Roll	12/18/2019
2019	101	FV	435,500	0	6,400.	434,500	870,000	870,000	Year End Roll	1/3/2019
2018	101	FV	435,500	0	6,400.	324,400	759,900	759,900	Year End Roll	12/20/2017
2017	101	FV	435,500	0	6,400.	293,800	729,300	729,300	Year End Roll	1/3/2017
2016	101	FV	435,500	0	6,400.	281,500	717,000	717,000	Year End	1/4/2016
2015	101	FV	426,900	0	6,400.	238,700	665,600	665,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:48:51

LAST REV

Date	Time
01/06/21	13:03:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8146

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPENHEIM JUSTI	76444-193	1	12/16/2020	Convenience	99	No	No		
CAPODANNO JENNI	56090-397		12/17/2010		352,000	No	No		
	13095-247		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	65690
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2011	364	New Buil	180,000					BUILD NEW HOME
3/29/2011	196	Foundati	10,000					
3/3/2011	111	Demoliti	5,000					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
6/17/2013	Fieldrev-Chg	BR	B Rossignol
12/8/2008	Meas/Inspect	336	PATRIOT
10/21/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.7	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10652173
Const Adj.:	0.99989998
Adj $ / SQ:	143.833
Other Features:	114057
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596158
Depreciation:	4173
Depreciated Total:	591985

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

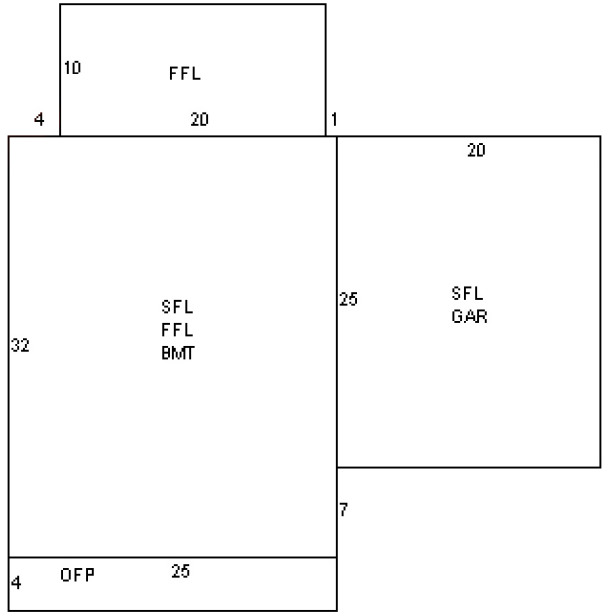
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.04
Special Features:	0	Val/Su Net:	160.00
Final Total:	592000	Val/Su SzAd	257.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,300	143.830	186,983
FFL	First Floor	1,000	143.830	143,833
BMT	Basement	800	43.150	34,520
GAR	Garage	500	20.000	9,999
OFP	Open Porch	100	33.000	3,300

Net Sketched Area:	3,700			Total:	378,635
Size Ad	2300	Gross Area	3700	FinArea	2300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

102.0-0002-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	